

# SKITTS

ESTATE AGENTS



**64, Stoney Lane,  
Walsall, WS3 3RQ**

**£335,000.00**

**We Value Your Home**



**\*\* TRADITIONAL EXTENDED SEMI DETACHED HOME \*\*** SIMPLY STUNNING HOME REDESIGNED , IMPROVED AND REFURBISHED TO A HIGH STANDARD **\*\* NO ONWARD CHAIN \*\*** ELEVATED POSITION WITHIN A VERY POPULAR AND CONVENIENT LOCATION **\*\* SHOWSTOPPING ENTERTAINING KITCHEN AND FAMILY ENTERTAINING ROOM \*\*** THREE GENEROUSLY SIZED BEDROOMS **\*\* MODERN FAMILY BATHROOM AND GUEST WC \*\*** SPACIOUS MAIN LIVING ROOM **\*\* DINING SITTING ROOM \*\*** UTILITY ROOM **\*\* FRONT DRIVEWAY AND PRIVATE REAR GARDEN \*\*** This highly impressive semi-detached house has been tastefully extended and improved to create a truly stunning family home. Ideally situated with convenient public transport links, local amenities, and nearby schools, this property is perfect for families. The spacious accommodation boasts three bedrooms, bathroom and guest WC, main living room, dining sitting room and a showstopping open-plan kitchen / dining / family entertaining room. On the ground floor, a welcoming entrance hall leads to a spacious living room, further doors lead to a dining sitting room, side utility room and guest wc The outstanding open-plan kitchen / dining / family entertainment room is the heartbeat of this home and a perfect setting for family meals or entertaining guests with full opening doors offering easy access to the private rear garden. Upstairs, there are three well-appointed bedrooms and a modern family bathroom. Externally, the property offers ample parking to the front with a driveway. This house has been refurbished and improved to an exceptional standard and provides a wonderful opportunity to acquire a family home in a highly sought-after location. To book a viewing call the Bloxwich office today.

#### Reception Hall

#### Guest WC

**Utility/store room** 11' 10" x 6' 3" (3.60m x 1.90m)

**Living room** 11' 9" x 11' 6" (3.58m x 3.51m)

**Dining sitting Room** 10' 10" x 11' 11" (3.29m x 3.63m)

**Open plan family kitchen dining entertaining room** 23' 4" x 13' 0" (7.11m x 3.96m)

#### First Floor Landing

**Bedroom One** 11' 9" x 11' 8" (3.59m x 3.56m)

**Bedroom Two** 11' 8" x 10' 10" (3.55m x 3.29m)

**Bedroom Three** 8' 2" x 7' 9" (2.48m x 2.35m)

**Family Bathroom** 7' 5" x 6' 8" (2.27m x 2.04m)

#### Front driveway and garden

#### Private rear Garden

**BUYERS INFORMATION** In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The



cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.

**TENURE: Freehold.** References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

**FIXTURES & FITTINGS:** All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchaser their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property, we will ask a member of Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers.

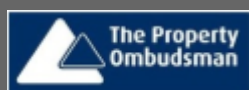
Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.





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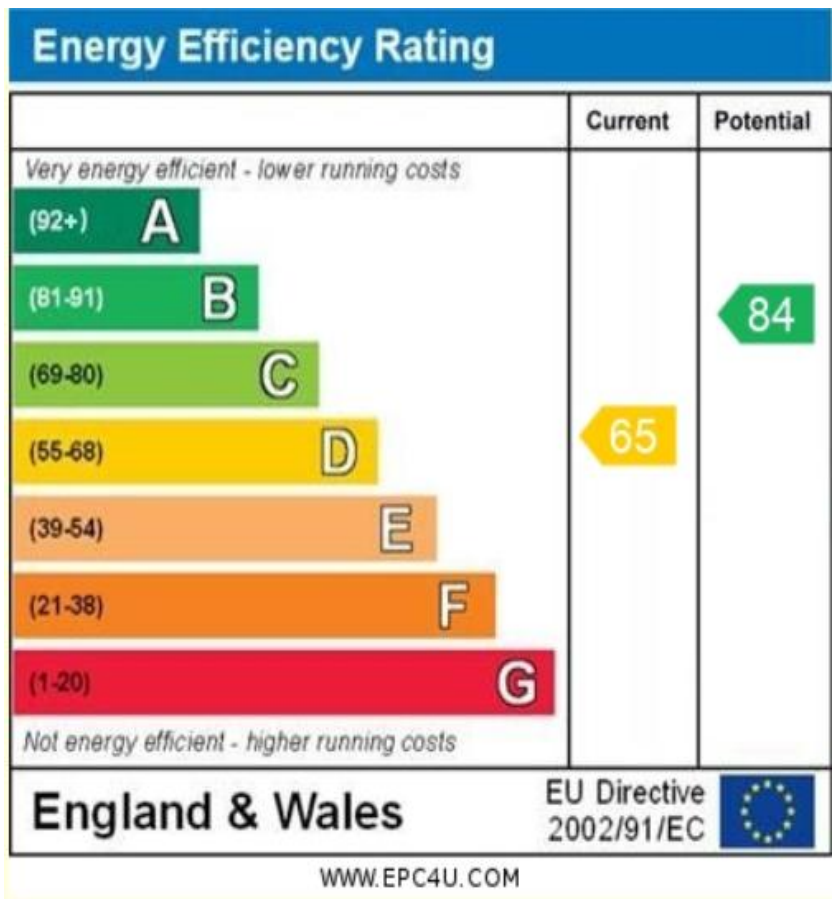


GROUND FLOOR

1ST FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mergeur 12/04



**DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR**

PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED : .....

DATE: .....